

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33359

Property Information

16/17
property address: 412 LAWRENCE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 2, LOT 15
owner name/address: MCMILLAN, PAUL U, Jr.
57 ROCK RIDGE RD
FAIRFIELD, CT 06824-2247
full business name: MLA
land use category: SP RES. type of business: MLA
current zoning: MU-2 occupancy status: VACANT
lot area (square feet): 7000 frontage along Texas Avenue (feet): MLA
lot depth (feet): 140 sq. footage of building: 936
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
49-80

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): WOOD-FRAME
building/site condition: 2
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no MLA
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: MLA sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: trees

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no nlq

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

